

\$325,000 - 306 151 Ritchie Street, Annapolis Royal

MLS® #202404391

\$325,000

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential

V4, Annapolis Royal, NS

Academy Suite #306 accessible via elevator, is your answer to a lifestyle change. Leave your shovels and rakes behind with maintenance free luxury living in historic Annapolis Royal. Entertain, relax and enjoy top floor views from your 20 x 23 magnificent glass fronted patio. Featuring a contemporary layout with tall ceilings and large sun filtering windows, this two bedroom, 2 bath, open-concept condo has a modern kitchen with elegant quartz countertops, high gloss enamel cabinetry, stainless steel appliances and bamboo flooring. An added touch for privacy is the creative double pocket door feature expanding the living space to a second room (bedroom) or presently used as a den/office. There is plenty of storage in the unit plus a laundry nook. Included are an assigned storage locker along the corridor, a community room for bicycles and off street parking with assigned slot. Within the Academy you will experience many ways to socialize and stay active; a library, gym, climbing wall, Innovation Lab, and Cafe. Take a stroll along picturesque St. George Street to the Historic Gardens, Fort Anne, shops, galleries, Kings Theatre, and the popular Farmers Market. Enjoy the brewery, pub, wine bar and multiple restaurants. Watch the Bay of Fundy tides along the wharf and the wildlife as you stroll the Basin Trail. Don't miss this opportunity.

Built in 2018



Essential Information

| | |
|----------------|-----------------|
| MLS® # | 202404391 |
| Price | \$325,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 872 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Condominium |
| Status | Closed |
| Date Sold | July 15th, 2024 |

Community Information

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|--------------|------------------------|
| Address | 306 151 Ritchie Street |
| Area | Annapolis Valley |
| District | Annapolis County |
| Sub-District | V4 |
| City | Annapolis Royal |
| County | Annapolis |
| Province | NS |
| Postal Code | B0S 1A0 |

Amenities

| | |
|-----------|---|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking | No Garage, Assigned, Parking Spaces(s), Paved |

Interior

| | |
|-------------------|---|
| Interior Features | Elevator, Ensuite Bath, High Speed Internet |
| Appliances | Electric Range, Dryer - Electric, Washer, Microwave, Refrigerator |
| Heating | Baseboard, Ductless |
| Basement | None |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony |
| Lot Description | Landscaped |
| Roof | Tar/Gravel |
| Construction | Brick |
| Foundation | Concrete Perimeter, Other |

School Information

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|------------|---------------------------------|
| Elementary | Champlain Elementary School |
| Middle | Annapolis West Education Centre |
| High | Annapolis West Education Centre |

Additional Information

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|----------------|---------|
| Zoning | R1 |
| HOA Fees | 359.48 |
| HOA Fees Freq. | Monthly |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | RE/MAX Banner Real Estate |
|----------------|---------------------------|

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